



20071016000478960 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/16/2007 08:55:59AM FILED/CERT

WARRANTY DEED

Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Forty Five Thousand and no/100's Dollars (\$45,000.00)** and other good and valuable consideration to the undersigned grantor,

MAPLE LEAF ESTATES, LLC

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ALAN CAMPBELL and STEPHANIE CAMPBELL

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Final Plat of Maple Leaf Estates, recorded in Map Book 39, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

All of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event that one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 1st day of October, 2007.

ATTEST:

MAPLE LEAF ESTATES LLC.


It's Member

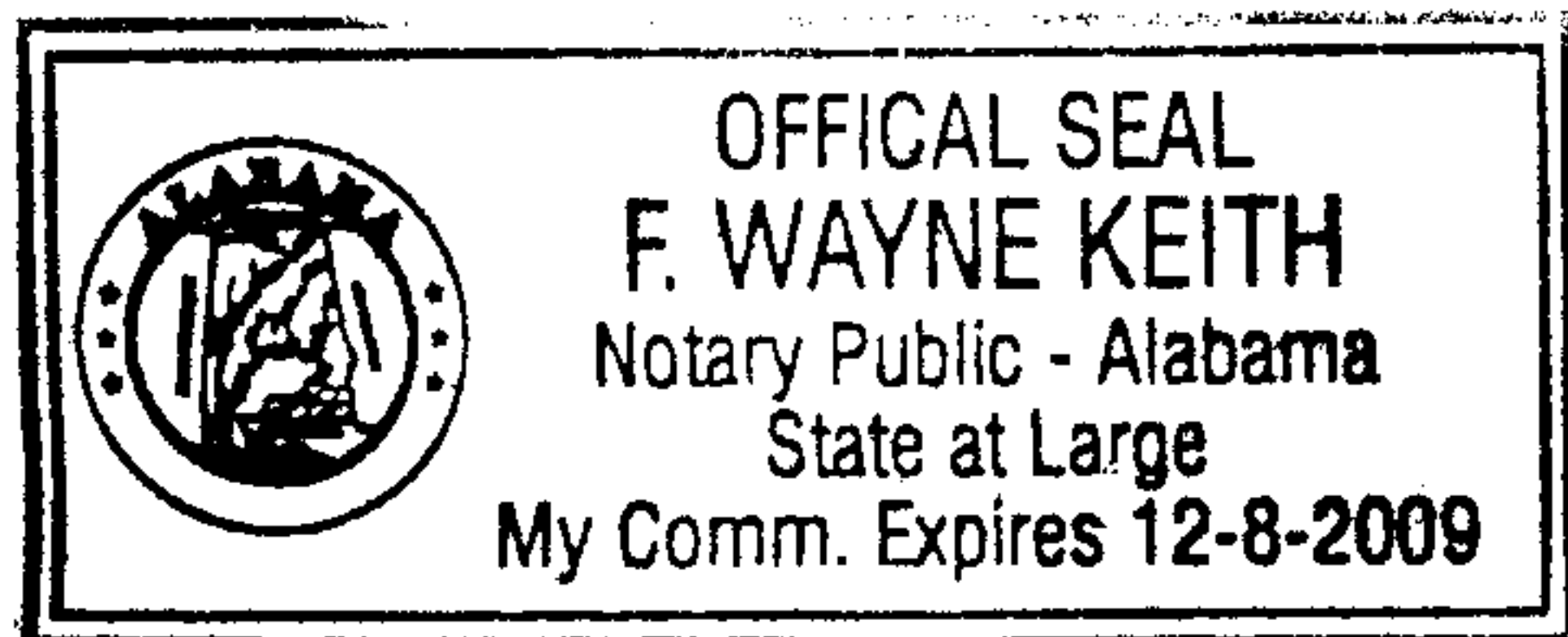
F.W. Kark

STATE OF ALABAMA
SHELBY COUNTY

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, as Member of Maple Leaf Estates, LLCc., a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 1st day of October, 2007.





Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Alan Campbell
3801 Highway 55
Wilsonville, Alabama 35051